

## Erosion Control and Grading Notes

- Expose as small an area of soil as possible on the site for no more than 15 days. Keep dust within tolerable limits by sprinkling or other acceptable means.
- All cut/fill areas to have a minimum of 6" of topsoil cover. Areas dressed with topsoil shall receive 12 lbs. per 1000 sq. ft. of 10-10-10 fertilizer (unless otherwise specified in written specifications), 5 lbs. or more of Kentucky 31 fescue seed per 1000 sq. ft., and a straw mulch cover of 70%-80% coverage (approximately 125 lbs. per 1000 sq. ft.), unless otherwise noted within written specifications.
- Erosion control barrier is called out on plans and is to comply with the Metropolitan stormwater management manual, volume four, section TCP-14.
- Disturbed areas are to be graded to drain as indicated in the plan to sediment barriers during and upon the completion of construction.
- The contractor shall be responsible for the verification and the location of any existing utilities. It shall be the responsibility of the contractor to avoid damage to all existing utilities during construction. If damage does occur to any such installation, full repair will be accomplished as per the current specification governing such work.
- Any access routes to the site shall be based with crushed stone, ASTM #1 stone, 100' long and at least 6" thick.
- The placing and spreading of any fill material is to be started at the lowest point and brought up in horizontal layers of 8" thickness (or as directed by the soils investigative report). Said fill material is to be free of sod, roots, frozen soils, or any other decomposable material. Said fill is to be compacted to a minimum of 95% standard proctor, or as otherwise specified by the soils report or written specifications.
- The contractor shall notify the Metro Davidson County department of Public Works construction compliance division, three days prior to beginning the work.
- The contractor shall locate and stake the layout of the site in the field for inspection by the engineer. The contractor shall check the grades and final dimensions on the ground, and report any discrepancies to the engineer immediately for a decision.
- Surplus excavation of topsoil shall be placed on the site as approved by the owner for the purpose of future landscape use.
- The contractor shall furnish and install all necessary temporary works for the protection of the public and employees, including warning signs and lights.
- The contractor shall be responsible for any damage done to the premises or adjacent premises or injuries to the public during the construction caused by himself, his sub-contractors, or the carelessness of any of his employees.
- All work is to be completed with compliance to the rules and regulations set forth by Metro Water Services. The contractor shall give all necessary notice, obtain all permits, and pay fees required for the completion of his portion of the work. He shall also comply with all city, county and state laws and ordinance or regulations relating to portions of work which he is to perform.
- All erosion control measures shall remain in place until site is stabilized & construction is complete.
- Contractor to provide an area for concrete wash down and equipment fueling in accordance with metro CP-10 and CP-13, respectively. Contractor to coordinate exact location with NPDES department during the pre-construction meeting. Grading permittee to include bmp's designed to control site wastes such as discarded building materials, chemicals, litter and sanitary wastes that may cause adverse impacts to water quality. The location of and/or notes referring to said bmp's shall be shown on the EPSC plan.
- The buffer along waterways will be an area where the surface is left in a natural state, and is not disturbed by construction activity. This is in accordance with the Stormwater Management Manual Volume 1 - Regulations.

## Public Works Notes

- All work within the public right of way requires an excavation permit from the department of public works.
- Proof-rolling of all street subgrades is required in the presence of the public works inspector. Inspection of the binder course is required prior to final paving in the presence of the public works inspector. These requests are to be made 24 hours in advance.
- Stop signs are to be 30 inch by 30 inch.
- Street signs to have six inch white letters on a nine inch green aluminum blade, high intensity reflective.
- All pavement marking are to be thermoplastic.

## Landscape Notes

- The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities. The landscape contractor shall verify the exact location of all utilities and take precautions to prevent damage to the utilities.
- All planting and mulch beds shall be sprayed with round-up (contractor's option) prior to the installation of mulch.
- Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
- The landscape contractor shall be responsible for the fine grading of all planting areas.
- All planting areas shall be fertilized with 12#/1000 s.f. of 10-10-10 fertilizer.
- All planting beds shall have a minimum of 3" depth of shredded hardwood bark mulch.
- The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
- The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
- Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
- All disturbed areas shall be planted with turf as indicated on the materials schedule.
- All deciduous trees, existing and proposed shall be pruned to provide 4' minimum clear trunk unless otherwise noted.
- The landscape contractor shall provide a one year warranty on all plant materials and replace any dead or dying material within that time period.
- No plant materials should be substituted without authorization by Dale & Associates. Plant sizes shown are minimums required by the local municipality and materials shown have been selected specifically for this project.
- All wire baskets shall be completely removed and disposed of, burlap should be removed or punctured in at least 5 places. Remove all twine from burlapped materials.
- Guying is not allowed unless required by municipality or site conditions. The landscape contractor shall remove wires after a one year period.
- No canopy tree shall be located within 15' of an overhead utility. No tree shall be located within a public utility easement. Locating plant materials within a drainage easement is acceptable, but only if installed as not to disturb existing drainage flow. In such instances, the materials shall be located no closer than 5' from the centerline of drainage.
- Lighting plan to be coordinated with proposed planting plan. No light poles to be located in tree islands. See lighting plan for proposed light locations.

## Water and Sewer Notes

- All water and sewer construction shall be in accordance with specifications and standard details of the Metro Water Services.
- The contractor is responsible for reimbursing the metro water services the cost of inspection.
- The contractor is to provide and maintain the construction identification sign for private development approved.
- All connections to existing manholes shall be by coring and resilient connector method.
- Reduced pressure backflow prevention devices (rpbp) or dual check valve will be required on all test and fill lines (jumper) needed for water main construction and must be approved by the metro water services.
- All water meters shall be a minimum of 24" not to exceed a maximum of 28" below finished grade.
- Pressure regulating devices will be required on the customer side of the meter when pressures exceed 100 psi.
- Pressure regulating devices will be required on the street side of the meter when pressures exceed 150 psi.
- After completion of the sanitary sewer, the developer is responsible for the televising of the lines prior to final acceptance. The videotaping must be coordinated with the Metro Water Services inspection section. All costs will be borne by the developer.
- Upon completion of construction of water and/or sewer, the engineer shall provide the Metro Water Services department with a complete set of as-built plans on moist erasable mylars in reverse and in digital (.dwg) format. Sewer plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include actual field angles between lines, all actual service lines and tee locations, the distance of the end of the service line to property corners and lines and/or station and offset from sewer centerline to end of service line, the depth to the top of the end of the service line, and shall reflect all alignment and grade changes. Water line plans shall be sealed by a licensed professional engineer or a registered land surveyor and shall include offset distance from the roadway centerline, or property line right of way, line depth, locations of hydrants, valves, reducers, tees and pressure reducing devices where applicable. All drawings must be completed and submitted prior to acceptance of the sewers or water mains into the public system and any connections being made.
- All water mains must be located within the paved area including all blow-off assemblies.

## Architectural Notes

Building elevations for all street facades shall be provided with the final site plan. The following standards shall be met:

- Building facades fronting a street and courtyard shall provide a minimum of one principal entrance (doorway) and a minimum of 15% glazing.
- Windows shall be vertically oriented at a ration of 1.5:1 or greater.
- EIFS, vinyl siding, and untreated wood shall be prohibited.
- A raised foundation of 18"-36" is required for all residential structures.
- Porches shall provide a minimum of six feet of depth.

## Standard SP Notes

- The purpose of this SP is to receive preliminary approval to permit the development of a 427 unit multifamily residential development as shown.
- Any excavation, fill or disturbance of the existing ground elevation must be done in accordance with Storm Water Management Ordinance No. 78-840 & Approved by the Metropolitan Department of Water Services.
- This property does not lie within a flood hazard area as identified by FEMA ON MAP 47037C0233H", Dated: April 5, 2017.
- All public sidewalks are to be constructed in conformance with metro public works sidewalk design standards.
- Wheel chair accessible curb ramps, complying with applicable metro public works standards, shall be constructed at street crossings.
- The required fire flow shall be determined by the metropolitan fire marshal's office, prior to the issuance of a building permit.
- Size driveway culverts per the design criteria set forth by the Metro Stormwater Manual (minimum driveway culvert in Metro right of way is 15" CMP).
- Metro Water Services shall be provided sufficient & unencumbered ingress & egress at all times in order to maintain, repair, replace & inspect any stormwater facilities within the property.
- Individual water and/or sanitary sewer service lines are required for each unit.
- Solid waste pickup to be provided by private hauler. Solid Waste Contract with Hauler to be provided to MPW prior to Building Permit Approval.
- Landscaping and tree requirements per landscaping plan.
- Minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.
- For any development standards, regulations and requirements not specifically shown on the SP plan and/or included as a condition of commission or council approval, the property shall be subject to the standards, regulations and requirements of the RM 20-A zoning district as of the date of the applicable request or application.
- The final site plan shall depict required public sidewalks, any required grass strip or frontage zone and the location of all existing and proposed vertical obstructions within the required sidewalk and grass strip or frontage zone. Prior to issuance of use and occupancy permits, existing vertical obstructions shall be located outside of the required sidewalks. Vertical obstructions are only permitted within the required grass strip or frontage zone.
- Short Term Rentals (STR) shall be prohibited within this SP.

## SHEET SCHEDULE

C0.0	Cover Sheet
C1.0	Existing Conditions Plan
C2.0	Layout Plan
C3.0	Grading and Drainage Plan
L1.0	Landscape Plan
M1.0	West Side Property Match Plan

# Preliminary SP

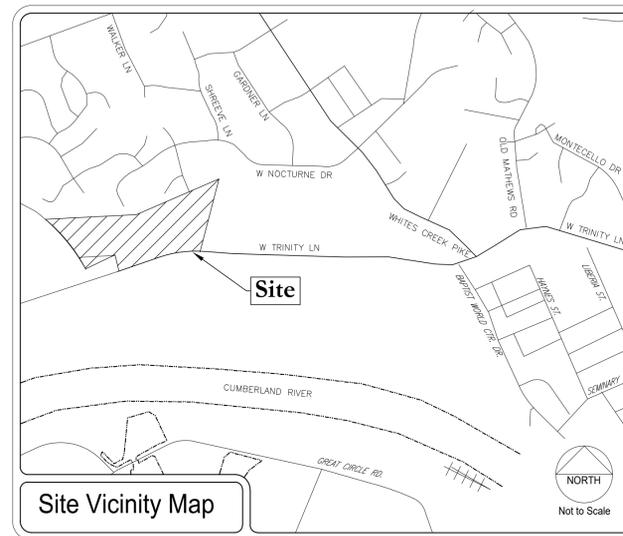
# 869 West Trinity Lane

## Residential Development

## Being Parcel 60, 61, 62, 63, 192 on Tax Map 70-07 & Parcel 60, 70 on Tax Map 70-03

## Nashville, Davidson County, Tennessee

## Case No. 2019SP-072-001

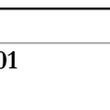


## TIS Offsite Improvement Summary

- The project access should be constructed to include one entering lane and two existing lanes, striped as separate left and right turn lanes with adequate turn lane storage. Two existing turn lanes from site to West Trinity Lane shall be shown on SP plan.
  - Additional traffic analysis is required to determine storage lengths of existing turn lanes on Road 'A'. Existing traffic queue shall not be block driveways on Road 'A'.
  - Bulb ins on Road 'A' for short term deliveries shall be required north of the driveways.
- In order to facilitate safe and efficient traffic operations at the intersection of West Trinity Lane and the project access, a westbound right turn lane should be provided on West Trinity Lane at this location. This turn lane should include at least 100 feet of storage and should be designed and constructed according to AASHTO standards. Site plan shall identify travel lanes on West Trinity Lane.
- Sight triangle exhibit in plan and profile should be provided for the intersection of West Trinity Lane and the project access in conjunction with final SP plans for the proposed project. These sight triangles should be developed based on guidelines that are included in A Policy on Geometric Design of Highways and Streets, which is published by the American Association of State Highway and Transportation Officials (AASHTO) and commonly known as The Green Book. Specifically, The Green Book indicates that for a speed of 40 mph, the minimum stopping sight distance is 305 feet. This is the distance that a motorist on the project access will need to stop if a vehicle turning from the project creates a conflict. Also, based on The Green Book, the minimum intersection sight distance is 445 feet. This is the distance that a motorist on the project access will need to safely complete a turn onto West Trinity Lane.
- The analysis conducted for the purposes of this study indicate that a traffic signal will be warranted at the intersection of West Trinity Lane and the project access at the completion of the proposed project and the connection to Walker Lane. Site plan shall be studied to ensure appropriate area is reserved for signal construction. Therefore, updated traffic counts should be collected and updated traffic signal warrant analysis should be conducted when the connection to Walker Lane is completed and, if traffic signal is warranted, traffic signal design plans should be prepared and submitted to Metro Public Works prior to approval of construction of the last apartment building.



Case Number:  
**2019SP-072-001**



SPECIFIC PLAN DEVELOPMENT SUMMARY	
USE	403 MULTIFAMILY UNITS, 24 TOWNHOMES
	AGRICULTURAL CENTER: Accessory community space including, but not limited to a kitchen and dining/ event space.
TOTAL SITE AREA: 24.9 AC	
PROPERTY ZONING RS7.5, MUN-A	SURROUNDING ZONING RS7.5, RS20
MINIMUM LOT SIZE	NOT APPLICABLE
NUMBER OF RESIDENTIAL UNITS/DENSITY	427 TOTAL UNITS
FAR	0.50 MAXIMUM
ISR	0.70 MAXIMUM
STREET YARD SETBACK:	15' FRONT S/B FROM EXISTING ROW ALONG WEST TRINITY
	0' FRONT S/B FROM PROPOSED ROW ALONG INTERIOR
SIDE YARD	5'
REAR YARD	20'
HEIGHT STANDARDS	3 STORIES MAX. IN 45 FEET (MEASURED TO ROOFLINE)
	4 STORIES MAX. IN 55 FEET (MEASURED TO ROOFLINE)
	5 STORIES MAX. IN 65 FEET (MEASURED TO ROOFLINE)
<b>PARKING AND ACCESS</b>	
DISTANCE TO NEAREST EXISTING RAMP (MINIMUM 30')	UNIT ACCESS VIA UNNAMED STREET (W. TRINITY AVE)
RAMP LOCATION AND NUMBER	N/A
DISTANCE TO INTERSECTION	350 FEET FROM BUENA VISTA ROAD
PARKING PROVIDED	499 STALLS/ 48 COVERED STALLS = 547 TOTAL (SEE SHEET C2.0)
SHORT TERM RENTAL USE ARE NOT PERMITTED ON ANY PORTION OF THE SP, INCLUDING THE MIXED-USE PORTION OF THE PROPERTY.	

## Property Information

869 West Trinity Lane  
 (Map 70-07, Parcel 60, 61, 62, 63, 192  
 & Map 70-03 Parcel 60, 70)  
 Nashville, Tennessee 37207  
 24.9 Total Acres  
 Council District 02 (Kyonzte Toombs)

## Owner of Record

TTF Investments, LLC (Parcels 60-63, 60,70)  
 101 N Maple Street  
 Murfreesboro, Tennessee 37130  
 REI615, LLC (Parcel 192)  
 P O Box 41845  
 Nashville, Tennessee 37204

## Civil Engineer

Dale & Associates  
 516 Heather Place  
 Nashville, Tennessee 37204  
 Contact: Michael Garrigan, PE  
 Phone: 615.297.5166  
 Email: michael@daleandassociates.net

## Surveyor

Thornton & Associates, INC  
 1205 South Graycroft Avenue  
 Madison, Tennessee 37115  
 Phone: 615.865.1913  
 Fax: 615.865.0370

## Floodnote

This property is not located within a Flood Hazard Area as depicted on the current Flood Insurance Rate Map (FIRM) Number 47037C0236H dated April 4, 2017.



**Dale & Associates**  
 Civil Engineering  
 Land Planning & Zoning  
 Surveying  
 516 Heather Place  
 Nashville, TN 37204  
 (615) 297-5166

D&A Project #19034  
 Case No. 2019SP-072-001

**C0.0**

Sheet 1 of 6



Drawing Date:  
September 26, 2019

Revisions  
January 28, 2020

# 869 West Trinity Lane

Preliminary SP  
Being Parcel 60, 61, 62, 63, 192 on Tax Map 70-07  
& Parcel 60, 70 on Tax Map 70-03  
Nashville, Davidson County, Tennessee



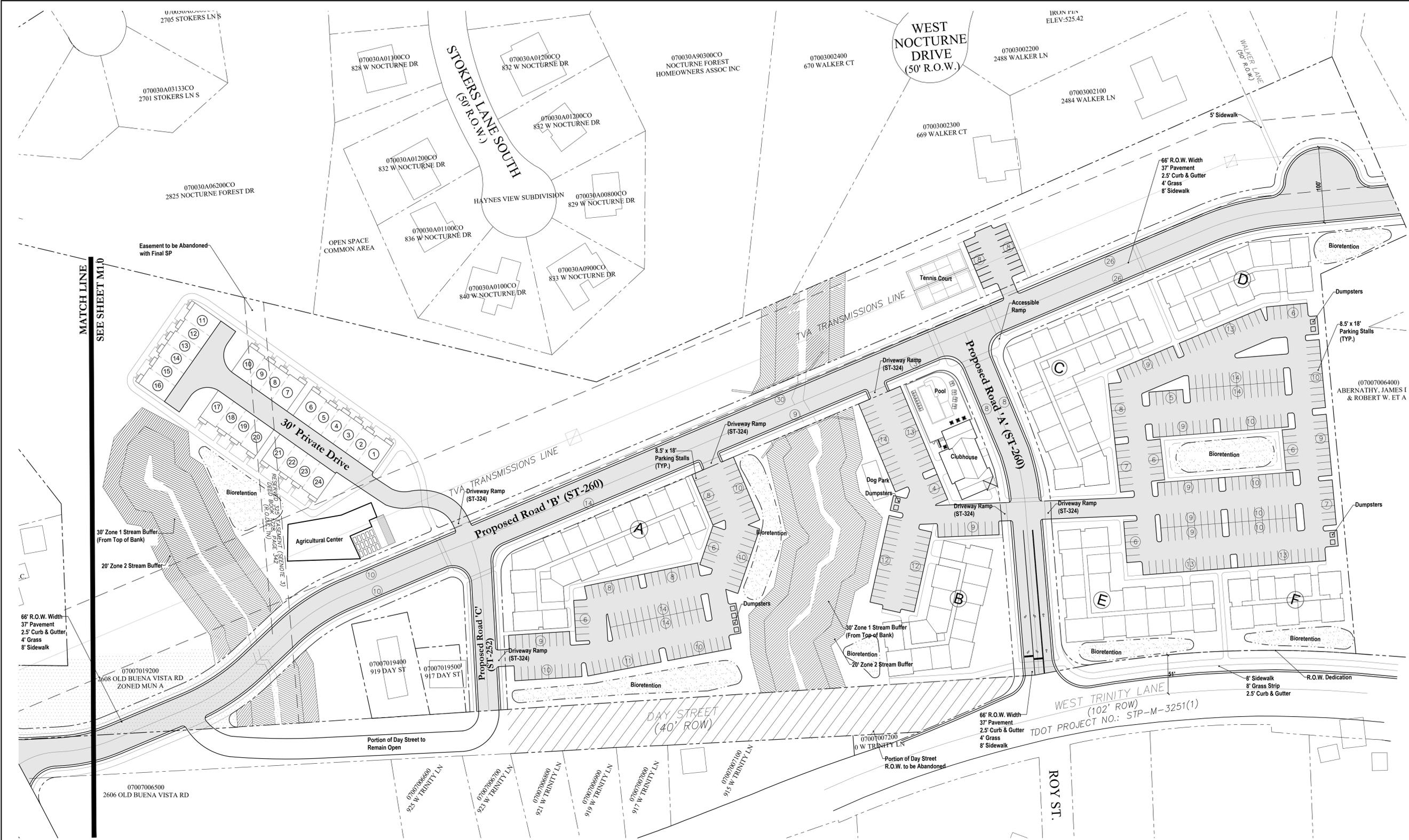
Layout Plan

**Dale & Associates**  
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D&A Project #19034  
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## C2.0

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**BLDG A (4-STORY IN 55', 5-STORY IN 65')**

TOTAL UNITS	=100
3 BR	=10
2 BR	=8
1 BR	=82
Gross SF	=96,429 GSF
Parking	=135 Spaces Provided =124 Off Street =11 On Street

**BLDG C (4-STORY IN 55', 5-STORY IN 65')**

TOTAL UNITS	=96
2 BR	=8
1 BR	=88
Gross SF	=107,496 GSF
Parking	=100 Spaces Provided =70 Off Street =30 On Street

**BLDG E (3-STORY IN 45', 4-STORY IN 55')**

TOTAL UNITS	=56
2 BR	=14
1 BR	=42
Gross SF	=58,178 GSF
Parking	=64 Spaces Provided =50 Off Street =14 On Street

**PARKING**

TOTAL SPACES PROVIDED	=547
Off Street	=427
On Street	=72
Garage	=48

1.3 Spaces/Units

**BLDG B (4-STORY IN 55')**

TOTAL UNITS	=60
2 BR	=8
1 BR	=52
Gross SF	=58,404 GSF
Parking	=67 Spaces Provided =64 Off Street =3 On Street

**BLDG D (4-STORY IN 55')**

TOTAL UNITS	=56
2 BR	=8
1 BR	=48
Gross SF	=55,420 GSF
Parking	=65 Spaces Provided =51 Off Street =14 On Street

**BLDG F (3-STORY IN 45', 4-STORY IN 55')**

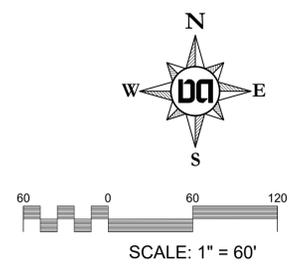
TOTAL UNITS	=35
2 BR	=14
1 BR	=21
Gross SF	=33,917 GSF
Parking	=55 Spaces Provided =55 Off Street

NOTE: ROADS ARE TO COMPLY WITH MPW SUBDIVISION STREET DESIGN STANDARDS AND SPECIFICATIONS MANUAL.

NOTE: THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ECT.) WITHIN THE SIDEWALKS

NOTE: ONLY 50% OF ON STREET SPACES COUNTED

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**2019SP-072-001**



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Revisions  
January 28, 2020

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& Parcel 60, 70 on Tax Map 70-03  
Nashville, Davidson County, Tennessee



Grading & Utilities

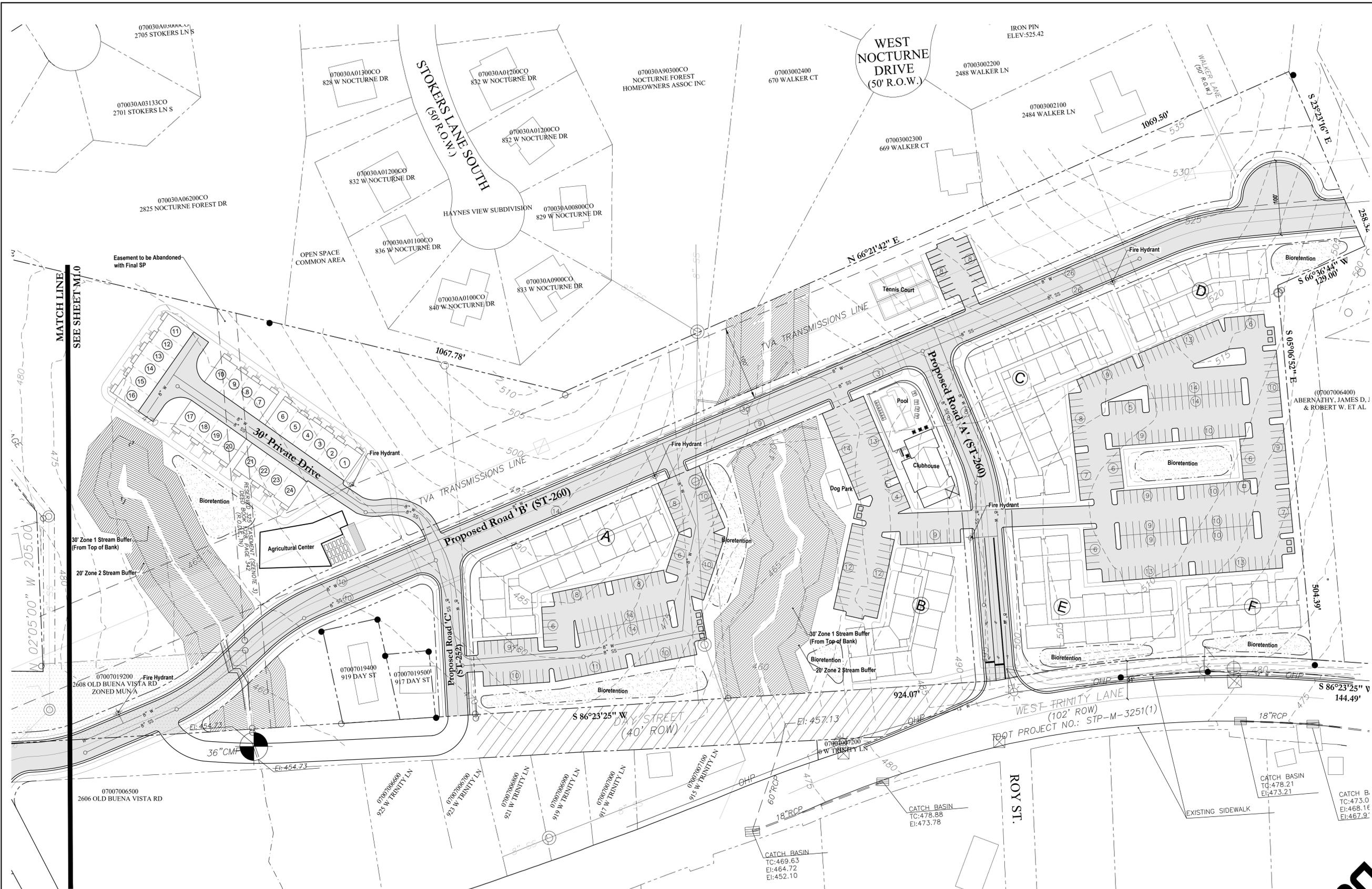
**Dale & Associates**  
Civil Engineering & Surveying  
Land Planning & Zoning

516 Center Place  
Nashville, TN 37203  
(615) 257-5166

D&A Project #19034  
Case No. 2019SP-072-001

## C3.0

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NOTE: ROADS ARE TO COMPLY WITH MPW SUBDIVISION STREET DESIGN STANDARDS AND SPECIFICATIONS MANUAL.

NOTE: THERE ARE TO BE NO VERTICAL OBSTRUCTIONS (POLES, SIGNS, GUY WIRES, ECT.) WITHIN THE SIDEWALKS

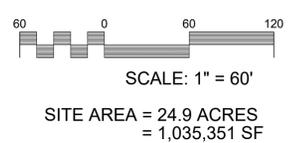
**STORMWATER NOTES**

- 1) THE SOIL TYPE FOR THIS SITE IS MAURY-URBAN LAND COMPLEX, 2 TO 7 PERCENT SLOPES WHICH FALLS WITHIN THE "B" HYDROLOGICAL SOIL GROUP.
- 2) THIS SITE IS RESPONSIBLE FOR WATER QUALITY AND WATER QUANTITY.
- 3) STORM SEWER SYSTEM ON THIS PLAN IS SHOWN SCHEMATICALLY. FINAL DESIGN WILL BE PROVIDED DURING THE FINAL SP PROCESS AND WILL MEET THE REQUIREMENTS OF THE STORMWATER MANAGEMENT MANUAL.

FINAL SP SHALL DEPICT COMPLIANCE WITH VOLUME 5 OF THE STORM WATER MANAGEMENT (LID MANUAL).

**UTILITY NOTES**

- 1) WATER AND SEWER SERVICE TO BE PROVIDED BY METRO WATER SERVICES.
- 2) WATER AND SEWER SERVICES ARE SCHEMATICALLY SHOWN. FINAL WATER AND SEWER SERVICE LOCATIONS WILL BE PROVIDED DURING FINAL SP PROCESS.
- 3) WATER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC WATER LINE EXTENSION. INDIVIDUAL WATER METERS SHALL BE PROVIDED FOR EACH UNIT.
- 4) SEWER SERVICE SHALL BE PROVIDED BY AN 8" PUBLIC SEWER EXTENSION (VARIANCE TO BE REQUESTED FROM METRO WATER SERVICES. INDIVIDUAL SERVICES TO BE PROVIDED FOR EACH UNIT.



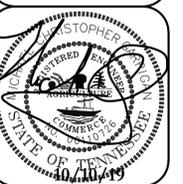
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Landscape  
Plan

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## L1.0

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### TREE DENSITY NOTES

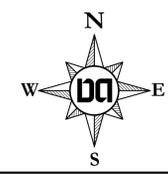
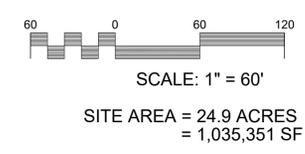
METRO TREE DENSITY REQUIREMENTS WILL BE ADDRESSED IN FINAL CONSTRUCTION DOCUMENTS. AT THE PRELIMINARY PHASE OF THIS PROJECT NO TREE INFORMATION IS AVAILABLE.

TREE DENSITY UNITS:  
24.97 AC - 3.216 AC = 21.754 AC x 14 = 304.5 TDU's REQ'D  
310 PROPOSED 2" CALIPER TREES = 155 TDU PROV.  
(NOTE: DOES NOT INCLUDE EX. TREES TO BE PRESERVED)  
\*TDU EXCEEDED

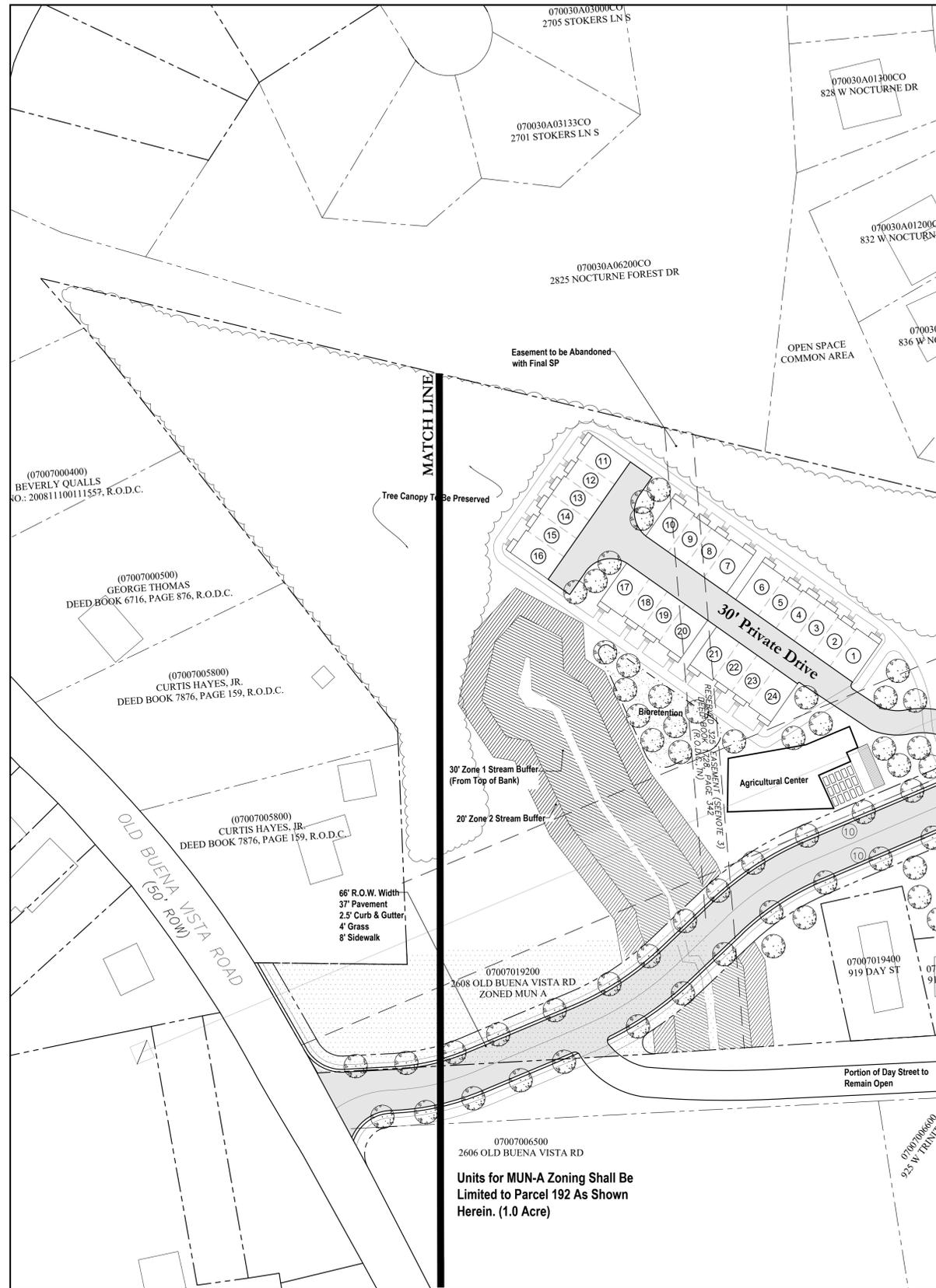
### PRE/POST CALCULATIONS

EXISTING CONDITIONS		
TOTAL SITE AREA		= 24.97 ACRES
EXISTING IMPERVIOUS		= 0.00 AC @ 98
PRE-DEVELOPED GRASS		= 24.97 AC @ 69
	COMPOSITE CN=	69
POST-DEVELOPMENT		
TOTAL SITE AREA		= 24.97 ACRES
IMPERVIOUS ROADWAY/CONC.		= 5.96 AC @ 98
POST-DEVELOPED GRASS		= 19.01 AC @ 69
	COMPOSITE CN=	75.9

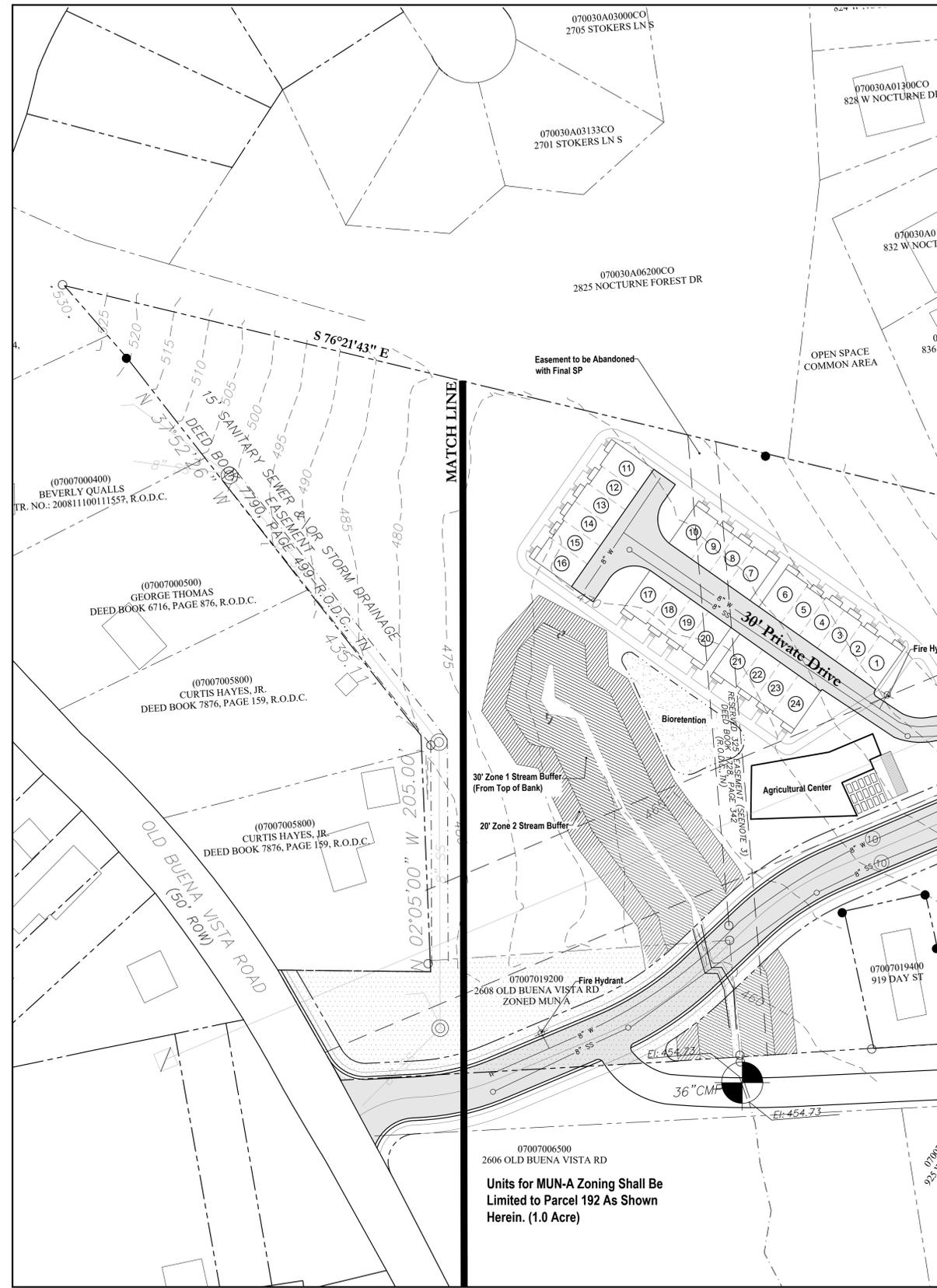
PRELIMINARY CALCULATIONS ABOVE SHOWS THAT THIS PROJECT WILL INCREASE THE AMOUNT OF RUNOFF GENERATED BY THIS SITE. THEREFORE, WATER QUANTITY OR DETENTION IS REQUIRED AND PROPOSED THROUGH POCKET RAIN GARDENS AS WELL AS PERVIOUS PAVEMENT.



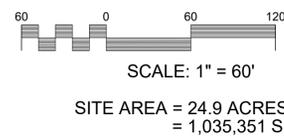
Case Number:  
**2019SP-072-001**



Layout & Landscape Plan



Grading & Drainage Plan



Case Number:  
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**Dale & Associates**  
Civil Engineering & Surveying  
Land Planning & Zoning

516 Leander Place  
Nashville, TN 37204  
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**M1.0**  
Sheet 6 of 6

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West Side  
Property  
Match Line